contamination has been discovered at this facility and is believed to have migrated beneath the MDAC C-6 facility. The lateral extent of the groundwater contamination plume had not been defined; however, the plume appears have a gradient to the southeast. Due to its close proximity, this site has a potential to impact the subject site due to the presence of contamination. If contamination attributable to this site does migrate beneath the subject site, the expense and/or liability associated with the investigation and remediation would typically fall upon the responsible party (i.e. ILM/Lockheed Corporation). The remaining businesses are not anticipated to pose an adverse impact to the subject site due to their distance from the current boundaries of the subject site.

CONCLUSIONS AND RECOMMENDATIONS

We have conducted a Phase I ESA in conformance with the scope and limitations of the ASTM Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-97 for the Proposed Extended Stay America located near the southeast corner of 190th Street and Denker Avenue in Los Angeles, California. Any exceptions to or deletions from this practice were previously described in this report. This assessment has revealed evidence of recognized environmental conditions in connection with the Proposed Extended Stay America property.

Conclusions

The following conclusions are presented:

1) According to records, all electrical transformers at the MDAC C-6 facility had been labeled as tested for the presence (or non-presence) of PCBs. Transformer stations within the current boundaries of the subject site included only one. This station was located along the exterior of the east side of former Building 67. The concrete pad at the transformer station was reported to have been in good condition with no staining or cracking.

2) A clarifier was located in the eastern portion of former Building 29. A subsurface investigation conducted in this area revealed no detectable concentrations of TRPH or VOCs. In addition, metal concentrations in the analyzed samples were within expected natural ranges and below regulatory limits.